



Good Neighbors

San Diego Housing Commission

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MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2000, 9:00 AM
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

REVISED (see page 5)

ATTENDANCE

Present: Chair Arthur and Commissioners, Oxberry, Tumminia and Robles. Absent: Commissioners Dick, Steinke and Grinchuk. Also present were Elizabeth C. Morris, Chief Executive Officer, and Charles Christensen, General Counsel.

10 CALL TO ORDER

Chair Arthur called the meeting to order at 9:11 a.m.

20 SWEARING-IN OF SANTIAGO I. ROBLES

The oath of office was administered by the City Clerk to Santiago I. Robles, who became the Board's newest Commissioner, and 46th, since 1979. Mr. Robles is a public housing resident, whose two-year term will expire on January 2, 2002.

30 PUBLIC COMMENT

None.

40 COMMISSIONER COMMENTS

None.

50 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris announced the Housing Commission received 200 vouchers from the U.S. Department of Housing and Urban Development for non-elderly people with disabilities. In addition, the Commission was awarded approximately \$500,000 for Resident Services programs.

60 APPROVAL OF THE MINUTES

MOTION BY OXBERRY TO APPROVE THE MINUTES FROM THE SEPTEMBER 29, 2000 HOUSING COMMISSION MEETING. MOTION SECONDED BY TUMMINIA, AND CARRIED ON A VOTE OF 3-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT. COMMISSIONER ROBLES DID NOT VOTE SINCE THIS IS HIS INITIAL MEETING.

ADOPTION AGENDA – CONSENT

MOTION BY ARTHUR TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR00-094 — Application for Mortgage Credit Certificate Allocation (Citywide)

Recommendation: That the Housing Authority authorize an application to the California Debt Limit Allocation Committee for up to a \$75,000,000 allocation of Mortgage Credit Certificates during the period January 1, 2001 and December 31, 2001.

101 HCR00-067 – Request by Congregation Beth Israel of San Diego for a Variance from Payment of the City’s Housing Impact Fee – Supplemental (Council District 1)

Recommendation: Grant a request from the Congregation Beth Israel for a Low Employee Density Variance and conditional relief of the City’s Housing Impact Fee of \$41,661.44 assessed on a new facility to be located at 9001 Towne Center Drive.

104 HCR00-100 — Implementation of a Lead-Based Paint Reduction Program (Citywide)

Recommendation: Approve the implementation of a Pilot Program to fund the costs of lead paint testing and reduction activities consistent with the recommendations outlined in the report.

107 HCR00-096 — Annual Report (Citywide)

Recommendation: That the Housing Commission receive and review the Annual Report, which presents information regarding opportunities and challenges encountered by the Housing Commission in the past year, agency accomplishments during that period compared to objectives contained in its budget plan, and a comprehensive listing of all housing projects in which the Commission has been involved.

MOTION SECONDED BY OXBERRY, AND CARRIED ON A VOTE OF 4-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

ACTION AGENDA

102 HCR00-099 — Loan To St. Vincent De Paul Management, Inc., For Construction of the Emporium Apartments (Council District 8)

Wendy DeWitt, Program Manager, presented a summary of the proposed project and included information relating to the funding request, development site, and the borrower, St. Vincent De Paul Village (SVDP).

Commissioner Tumminia asked from what list SDVP would draw in finding residents for the apartments. SVDP representative Harvey Mandel responded that the tenant base will consist of people graduating from their existing transitional programs. The waiting list is extensive and he anticipates no difficulty in filling the 95 studio and one-bedroom units.

MOTION BY ARTHUR TO: 1) APPROVE A LOAN OF \$2,000,000 UNDER THE TERMS OUTLINED IN THE REPORT AND CONTINGENT UPON THE RECEIPT OF NINE-PERCENT TAX CREDIT FINANCING, FOR THE CONSTRUCTION OF THE EMPORIUM APARTMENTS, CONSISTING OF 95 STUDIO AND ONE-BEDROOM UNITS TO BE LOCATED IN AN AREA KNOWN AS EAST VILLAGE; AND, 2) APPROVE A BUDGET AMENDMENT TO ADD \$988,564 OF ADDITIONAL CARRYOVER OF HOUSING TRUST REDEVELOPMENT FUNDS FROM FY00 TO THE RENTAL HOUSING PRODUCTION, LOANS AND GRANTS ACCOUNT.

SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 4-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

103 HCR00-097 — Loan to City Heights Community Development Corporation for the Acquisition and Rehabilitation of 4048-4064 1/2 48th Street (Council District 7)

Dan Cady, Senior Program Analyst, presented the staff report.

Chair Arthur invited Jay Powell, Executive Director of the City Heights Community Development Corporation (City Heights CDC), to provide comments on their collaboration with the Housing Commission in developing and rehabilitating affordable housing.

Mr. Powell stated his agency and the Commission worked together in several successful housing developments, and the City Heights CDC serves as a catalyst to stimulate investment and reinvigorate the community.

MOTION BY TUMMINIA TO RECOMMEND HOUSING AUTHORITY APPROVAL OF A LOAN TO CITY HEIGHTS COMMUNITY DEVELOPMENT CORPORATION IN THE AMOUNT OF \$778,500 FOR THE ACQUISITION AND REHABILITATION OF THE 17-UNIT SYCAMORE COURT APARTMENTS LOCATED AT 4048-4064 ½ 48TH STREET.

SECONDED BY ROBLES AND CARRIED ON A VOTE OF 4-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

105 HCR00-088 — Revision to Housing Commission Conflict of Interest Policy (Citywide)

Carrol Vaughan, Chief of Staff, and Program Analyst Rob Albrecht presented the staff report.

MOTION BY ARTHUR TO RECOMMEND THE HOUSING AUTHORITY A) CONSOLIDATE AND REORGANIZE CURRENT POLICIES PO101.000, CONFLICT OF INTEREST CODE AND PO209.000, MANDATORY DISCLOSURE OF BUSINESS INTERESTS, INTO REVISED POLICY PO101.000 ENTITLED CONFLICT OF INTEREST CODE AND RELATED PROVISIONS (ATTACHMENT 2); B) ELIMINATE LANGUAGE FROM THE POLICY WHICH DUPLICATES PROVISIONS OF TITLE 2 CALIFORNIA CODE OF REGULATIONS SECTION 18730, WHICH PREVIOUSLY HAD BEEN INCORPORATED INTO THE POLICY BY REFERENCE (SECTION 18730 IS ATTACHED HERETO AS ATTACHMENT 1 FOR REFERENCE); C) DELEGATE AUTHORITY FOR FUTURE AMENDMENTS TO THE CONFLICT OF INTEREST POLICY TO THE HOUSING COMMISSION; AND, D) DELEGATE AUTHORITY TO THE CHIEF EXECUTIVE OFFICER TO PROMULGATE, ADOPT, AMEND AND REVISE CONFLICT OF INTEREST ADMINISTRATIVE REGULATIONS.

SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 4-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

106 HCR00-093 – Review of Housing Commission Policies (Citywide)

Staff report was presented by Carrol Vaughan, Chief of Staff, and Rob Albrecht, Program Analyst.

Ms. Vaughan discussed a briefing held with Council aides who expressed interest in continuing to review policies relating to labor and employee relations.

Commissioner Oxberry agreed with Ms. Vaughan that several items, including Pension Plan Assets (000.401), Personnel Policies (102.000), Memorandum of Understanding (104.000), and Equal Opportunity Plan (105.000) could be delegated to the Housing Commission.

MOTION BY OXBERRY TO RECOMMEND THE HOUSING AUTHORITY DISTINGUISH DAY-TO-DAY OPERATIONAL POLICIES FROM MAJOR POLICIES AND DELEGATE RESPONSIBILITY TO THE HOUSING COMMISSION FOR CERTAIN DAY-TO-DAY OPERATIONAL POLICIES AS DESCRIBED IN ATTACHMENT 1 (AS AMENDED) OF THE REPORT.

SECONDED BY ~~TUMMINIA OXBERRY~~ AND CARRIED ON A VOTE OF 4-0 WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

ADJOURNMENT

The Commission recessed and convened in closed session.

CLOSED SESSION

- I. Conference with Legal Counsel – existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) San Diego Housing Commission v. L.M. Hill, Jr. and Irene A. Hill
San Diego Superior Court Case No. 727112

INSTRUCTIONS WERE GIVEN TO GENERAL COUNSEL BY A VOTE OF 4-0, WITH DICK, STEINKE AND GRINCHUK BEING ABSENT.

- II. Conference with Legal Counsel – anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954(c):
 - (a) One matter.

NO ACTION WAS TAKEN.

Chair Arthur adjourned the meeting at 10:15 a.m.

Respectfully submitted,

Bill Luksic
Docket Coordinator

Approved by,

Elizabeth C. Morris
Chief Executive Officer